Forge Capital Lending Non-QM Eligibility Matrix

PRIME - Investor Income Qualified Program

Effective 10/24/25

Investment Property				
	FICO	≤ $1.0M	≤ $1.5M	≤ $2.0M
Purchase	760 +	**85%**	80%	80%
	740 - 759	**85%**	80%	80%
	720 - 739	80%	80%	80%
	700 - 719	80%	80%	80%
	680 - 699	80%	80%	75%
	660 - 679	80%	80%	75%
	640 - 659	75%	75%	NA

Investment Property				
	FICO	≤ $1.0M	≤ $1.5M	≤ $2.0M
Rate/Term Refinance	760 +	**80%**	**80%**	**80%**
	740 - 759	**80%**	**80%**	**80%**
	720 - 739	**80%**	**80%**	**80%**
	700 - 719	**80%**	**80%**	**80%**
	680 - 699	**80%**	**80%**	75%
	660 - 679	**80%**	**80%**	75%
	640 - 659	70%	70%	NA

Investment Property				
	FICO	≤ $1.0M	≤ $1.5M	≤ $2.0M
Cash Out Refinance	760 +	**80%**	**80%**	**80%**
	740 - 759	**80%**	**80%**	**80%**
	720 - 739	75%	75%	75%
	700 - 719	75%	75%	75%
	680 - 699	75%	75%	75%
	660 - 679	75%	75%	75%
	640 - 659	65%	65%	NA

PRODUCT TYPE RESTRICTIONS			
Eligibility	Max LTV Purchase	Max LTV Rate/Term	Max LTV Cash Out
Credit Grade A	85%	80%	80%
Credit Grade B	75%	75%	70%
Interest Only	80%	80%	75%
Non-Permanent Resident	75%	70%	70%
Non-Warrantable Condo	75%	75%	70%
Condotel	75%	70%	65%
2-4 Unit	80%	75%	70%
Short Term Rental	75%	75%	70%

Loan Credit Grade			
Credit Grade	A	B	C
All Mortgage History	0x30x12	1x30x12	1x60x12
Foreclosure	36 Months	24 Months	12 Months
Bankruptcy	36 Months	24 Months	12 Months
Short Sale	36 Months	24 Months	12 Months
Deed in Lieu	36 Months	24 Months	12 Months
Modification	36 Months	24 Months	12 Months
Loan Amount	$2,000,000	$1,500,000	NA
Occupancy	All	All	NA

PRODUCT TYPE ELIGIBILITY	
Eligibility	Description
Eligible Borrowers	US Citizen, Permanent Resident, Non-Permanent Resident No ITIN, DACA, Asylees, or borrowers under deferred deportation orders
Occupancy	Non-Owner Occupied
Doc Type	1 & 2 year Full Doc, 12 & 24 month Bank Statement, 1 & 2 year 1099
Debt Ratio	45% Max, 50% Max when LTV is equal to or less than 80%
Mortgage Rating	See Credit Grade Matrix above
Credit Event Seasoning	See Credit Grade Matrix above
Reserves	• 0 Months PITIA when LTV <= 65% • 6 Months PITIA when LTV > 65% • 3 Months PITIA for purchase loans with a credit score > 720 and LTV < 80 • 12 Months PITIA for loan amounts greater than $1,500,000 regardless of LTV Cash Out can be used for reserves
Loan Amount	Minimum loan amount $100,000 & Maximum loan amount $2,000,000
Fixed Products	30 Year fixed or 40 Year fixed w/ 10 year interest only
Arm Products	5 year 6 month SOFR arm • 7 year 6 month SOFR arm Margin 3.5% • Index: 30-day average SOFR • Floor: Start rate 2.0% Initial cap / 2.0% Annual cap / 5.0% Life cap
Interest Only Term	120 Months , Qualify off of 30 Year amortization, A Credit Only, Full/Bank Statement doc only
Property Type	SFR 1 - 4 Units • PUD • Condo • Non-Warrantable Condo • Condotel • Rural Rural properties are subject to a maximum LTV of 80%
Non - Warrantable Condo	680 Min FICO
Max Borrowers	Max 4 individuals
Consumer Purpose Investment Property	Consumer purpose qualified with any of the above eligible document types. No prepayment penalty allowed on consumer loans.
Business Purpose Investment Property	Bona fide business purpose qualified with any of the above eligible document types. Prepayment penalty allowed on business purpose loans, see guide for restrictions. Business purpose certification must be completed and validated by underwriter.
Cash Out Refinance	Maximum cash out proceeds $500,000

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